

1 BILL NO. R-82-10- 19

2 DECLARATORY RESOLUTION NO. R-03-83

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
5 I.C. 6-1.1-12.1, said Area more
commonly known as 3602 Northrup Avenue.

6 WHEREAS, Petitioner has duly filed its petition dated
7 October 19, 1982, to have the following described property des-
8 ignated and declared an "Urban Development Area" under Division
9 6, Article II, Chapter 2 of the Municipal Code of the City of
10 Fort Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1,
11 to-wit:

12 Lot #30, except the West 10 feet, Lot #31,
13 except the West 10 feet, Lot #32, except the West
14 10 feet, together with Lots #34, #35, #36, #37,
15 #38, #50, and Lot #51, in Figel's Second Addition,
as recorded in the plat thereof in the Office
of the Recorder of Allen County, Indiana, together
16 with the North half of the vacated street lying
South and adjacent to Lots #30, #38, #50 and
17 #51 in Figel's Second Addition, together with the
West half of the vacated street lying East and
18 adjacent to Lots #30, #31, and #32 in Figel's
Second Addition, together with the East half
19 of the vacated street lying West and adjacent
to Lots #34, #35, #36, #37 and #38 in Figel's
Second Addition;

20 and

21 WHEREAS, it appears that said petition should be
22 processed to final determination in accordance with the
23 provisions of said Division 6.

24 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
25 OF THE CITY OF FORT WAYNE, INDIANA:

26 SECTION 1. That, subject to the requirements of
27 Section 2 below, the property hereinabove described (more commonly
28 known as 3602 Northrup Avenue) is hereby designated and declared
29 an "Urban Development Area" under I.C. 6-1.1-12.1.

30 SECTION 2. That the foregoing is subject to:

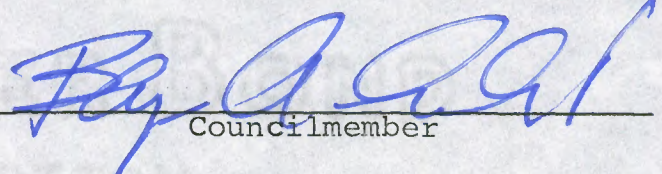
31 (a) An affirmative ("Do Pass") recommendation by
32 the Fort Wayne Redevelopment Commission, after

Page Two

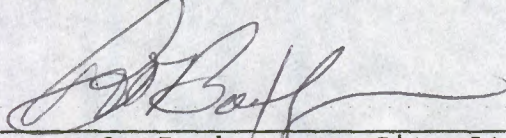
due hearing, analysis and study in accordance with the provisions of Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974, as amended; and

(b) Final confirmation hereof by due passage upon the final vote hereon.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

edwards
much
am

Read the first time in full and on motion by Eisbark,
seconded by Stier, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 10-26-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by Stier,
seconded by Dea Quinta, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>8</u>	<u>0</u>		<u>1</u>	
BRADBURY	<u>✓</u>				
BURNS	<u>✓</u>				
EISBART	<u>✓</u>				
GiaQUINTA	<u>✓</u>				
SCHMIDT				<u>✓</u>	
SCHOMBURG	<u>✓</u>				
SCRUGGS	<u>✓</u>				
STIER	<u>✓</u>				
TALARICO	<u>✓</u>				

DATE: 2-8-83

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~)
(~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. Q-03-83
on the 8th day of February, 19 83.

ATTEST:
Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)
Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 9th day of February, 19 83, at the hour of
11:00 o'clock A. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 9th day of Feb.
19 83, at the hour of 4 o'clock P. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

NO. 27
Oct 19 1942

RECEIVED FROM Roberts Truck
Rental & Leasing Co. DOLLARS
— Fifty and 00/100 —
— Cash Payment —

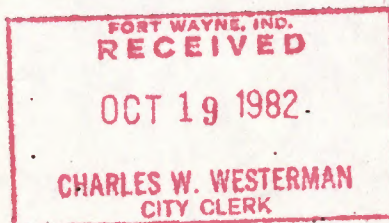
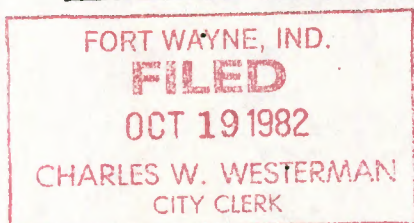
Account Total \$
Amount Paid \$
Balance Due \$ U. Eschepff

THE EFFICIENCY LINE AN AMPAD PRODUCT

DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 3602
Northrup Avenue
- Street Boundaries (if applicable)
N/A
2. Legal Description of Property
See Exhibit "A" attached
3. Township Wayne
4. Taxing District Wayne Twp.
5. Current Zoning District
M-1
6. Variance Grant (if any)
N/A
7. Owner(s) William Arthur Junk
and Mary Jane Junk
8. Address of Owner(s)
5718 Brighton Drive
Fort Wayne, Indiana
9. Telephone Number
426-2008
10. Agent of Owner (if any)
Donald B. Steininger
11. Address 1812 Ft. Wayne Bank
Bldg., Ft. Wayne, IN
12. Telephone Number
424-7585
13. Relationship of Agent to Owner
Attorney
14. Instrument Number of Commitments or Covenants Enforceable by City (if any)
15. Current Use of Property
 - (a) How is property presently used? Truck terminal
 - (b) What structure(s) (if any) are on the property? One terminal building
 - (c) What is the condition of this structure/these structures?
Poor
16. Current Assessment on Land and Improvements
 - (a) What is the amount of latest assessment? Value of Land-\$69,300.00
Value of Improvements-\$19,000.00
 - (b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) \$6,116.50



Demolition of existing structure and construction of a new building
for office and related facilities for the truck rental business.

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? October 1, 1982

(b) When is completion expected? February 1, 1983

19. Cost of project (not including land cost) \$325,000

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? 16

(b) What kind of work will employees be engaged in? skilled

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 4

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? This property was previously used as a truck terminal and really has very little use for any other purpose. The original owners sold the property to another trucking company which have since vacated and have leased the property on a year-to-year basis to several different trucking companies. Obviously since the previous owners have no use for the property themselves, and were unable to sell it to a different trucking company, they have allowed the property to deteriorate. Since the widening of Northrup Avenue, the commercial businesses have been upgraded however this remains one of the last properties which has not changed character with the overall development of the neighborhood.

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? The present unimproved lot will be made a part of the business paved, and be used for truck parking.

(b) Will the project improve or replace a deteriorated or obsolete structure? The existing deteriorated and obsolete truck terminal will be demolished and a new building constructed.

(d) Will the project contribute to the conservation and/or stability of a neighborhood? This neighborhood has become a good commercial neighborhood with a very low turnover of ownership and the appearance of excellent stability

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? The new architecturally designed facility and paving of the parking area will greatly enhance the overall appearance

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes

X No

25. Financing on Project

What is the status of financing connected with the project?

Application pending with Community Development Corporation
HAS BEEN APPROVED

I hereby certify that the information and representations on this Application are true and complete.

Signature(s) of Owner(s)
WILLIAM ARTHUR JUNK

William Arthur Junk
MARY JANE JUNK

Mary Jane Junk

Date

10-13-82

The applicants are the owners of the common stock of Roberts Truck Rental, Inc. and will lease the new facilities and improvements to Roberts Truck Rental, Inc. - Fort Wayne's oldest truck leasing firm.

CERTIFICATE OF SURVEY

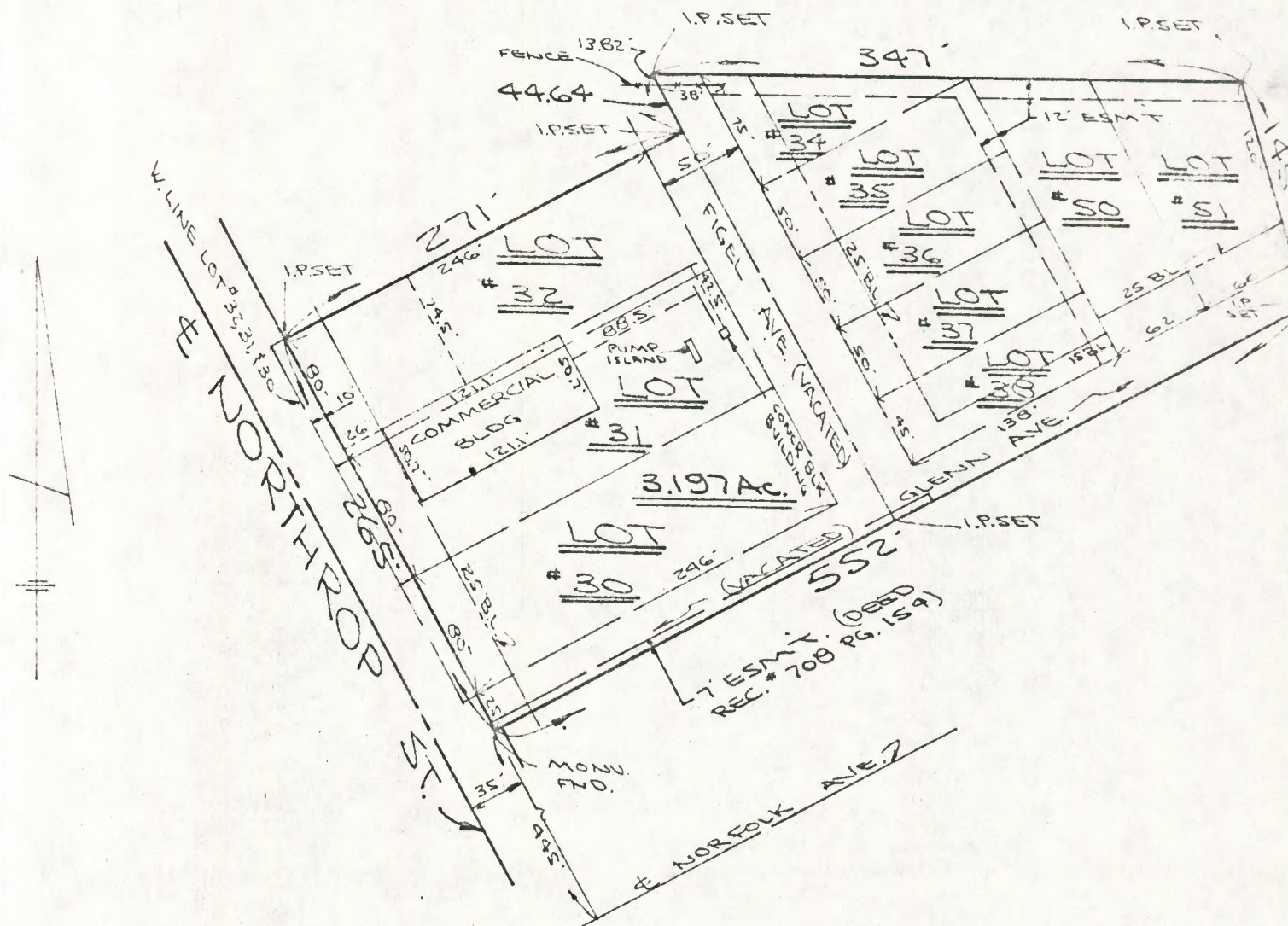
OFFICE OF:

JOHN R. DONOVAN
 REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA
 REGISTERED LAND SURVEYOR No. 9921 INDIANA
 FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

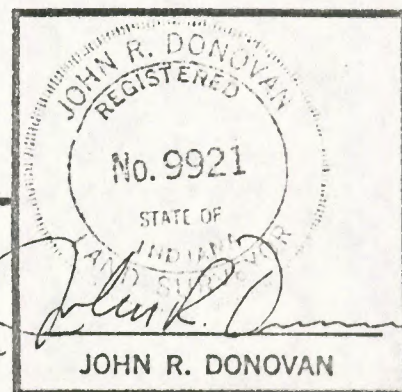
The description of the real estate is as follows, to wit: Lot #30, except the West 10 feet, Lot #31, except the West 10 feet, Lot #32, except the West 10 feet, together with Lots #34, #5, #36, #37, #38, #50, and Lot #51 in Figel's Second Addition as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, together with the North half of the vacated street lying South and adjacent to Lots #30, #38, #50 and #51 in Figel's Second Addition, together with the West half of the vacated street lying East and adjacent to Lots #30, #31, and #32 in Figel's Second Addition, together with the East half of the vacated street lying West and adjacent to Lots #34, #35, #36, #37 and #38 in Figel's Second Addition.



NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is not located in a flood hazard area.

JOB FOR: **WERNER-ROBERTS TRUCK**

1"=100'
 6-4-82
 REV. 6-7-82
 Rev. 7-20-82
 REV. 7-21-82



FORT WAYNE
REDEVELOPMENT
COMMISSION

DATE: January 20, 1983
TO: Councilman James S. Stier, Council
Committee on Regulations
FROM: Gary E. Wasson, Executive Director
SUBJECT: City Council Bill No. R-82-10-19
Tax Abatement - 3602 Northrup Avenue

Q-82-10-19

On October 26, 1982 Declaratory Resolution No. R-82-10-19 was introduced in City Council requesting designation of the property located at 3602 Northrup Avenue as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Regulations Committee. In accordance with Resolution No. R-80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for Public Hearing.

The Public Hearing was conducted by the Redevelopment Commission on December 13, 1982. No one spoke in opposition to the abatement request.

Although the area does not meet the criteria for a "blighted and deteriorated area" in accordance with Redevelopment State Statute, the area is zoned industrial and Council had set a policy to review each industrial request in accordance with criteria for Public Law No. 69.

The Commission recommended approval of the tax abatement request as this is an industrial zone, and will help to build Fort Wayne's economic base.

The property in question had a truck terminal that was deteriorated and Robert's Truck Rental had proposed to build a modern building and improve the property.

Four new jobs will be created by the business.

The Redevelopment Commission approved the attached Resolution at their Regular Meeting on December 13, 1982 with a DO PASS recommendation.

If you have any questions, please contact my office.

GEW/jw
cc: ✓ Charles W. Westerman
enclosure

BILL NO. R-82-10-19

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION designating an "Urban
Development Area" under I.C. 6-1.1-12.1, said Area more commonly
known as 3602 Northrup Avenue

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

Janet G. Bradbury
Victure Scruggs
Mark E. Giaquinta
Roy J. Schomburg

2-8-83
DATE CONCURRED IN
CHARLES W. WESTERMAN, CITY CLERK